

099.0

0007

0002.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

886,300 / 886,300

USE VALUE:

886,300 / 886,300

ASSESSED:

886,300 / 886,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		YERXA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: AHMAD BASEL	
Owner 2: LEBLANC ANNE-MARIE	
Owner 3:	
Street 1: 45 YERXA RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: GAFFEY ELIZABETH M -	
Owner 2: -	
Street 1: 45 YERXA RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 2169 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number
12/19/2019	2045
Heat App	16,451 C

ACTIVITY INFORMATION	
Date	Result
11/20/2018	MEAS&NOTICE
CC	Chris C
3/26/2009	Measured
197	PATRIOT
11/9/1999	Mailer Sent
10/19/1999	Measured
256	PATRIOT
6/28/1999	
PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA
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LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh Infl	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

101	One Family	6783	Sq. Ft.	Site	0	70.	0.92	5	436,445	436,400
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Total AC/Ha: 0.15572

Total SF/SM: 6783

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 436,445

Spl Credit

Total: 436,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

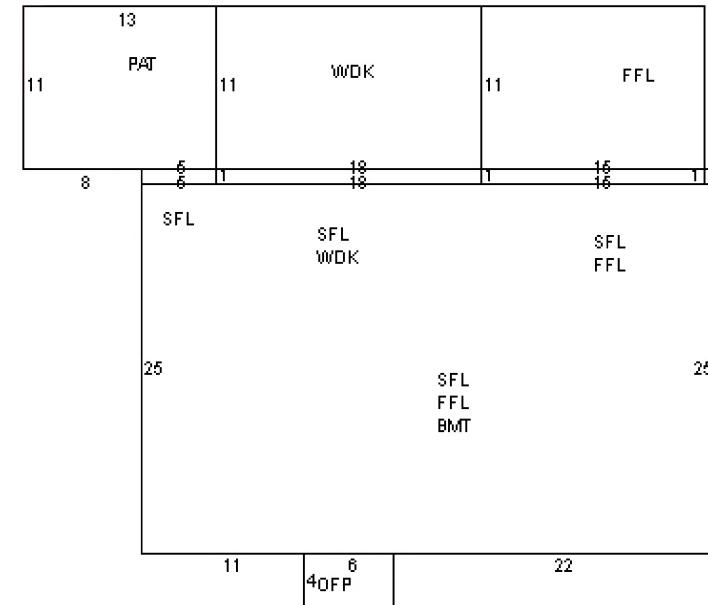
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	CREAM	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH

SFL

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1956
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	2 - Plaster
Partition:	10 %
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****VERRIDE****Total:****4.6 %****CALC SUMMARY****Basic \$ / SQ:****Size Adj.:****Const Adj.:****Adj \$ / SQ:****Other Features:****Grade Factor:****NBHD Inf:****NBHD Mod:****LUC Factor:****Adj Total:****Depreciation:****Final Total:****130.00****1.13409400****1.00789928****148.597****101761****1.00****1.00000000****1.00****471613****21694****449919****COMPARABLE SALES****Rate****Parcel ID****Typ****Date****Sale Price****WtAv\$/SQ:****AvRate:****Ind.Val****Juris. Factor:****Special Features:****Final Total:****Before Depr:****Val/Su Net:****Val/Su SzAd:****207.42****PARCEL ID**

099-0-0007-0002.0

MOBILE HOME

Make:

Model:

Serial #

Year:

Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	1,155	148.600	171,629					
SFL	Second Floor	1,014	148.600	150,677					
BMT	Basement	975	44.580	43,465					
WDK	Deck	216	10.710	2,314					
PAT	Patio	143	4.910	702					
OPF	Open Porch	24	44.350	1,064					
	Net Sketched Area:	3,527	Total:	369,851					
	Size Ad	2169	Gross Area	3527	FinArea	2169			

IMAGE

AssessPro Patriot Properties, Inc